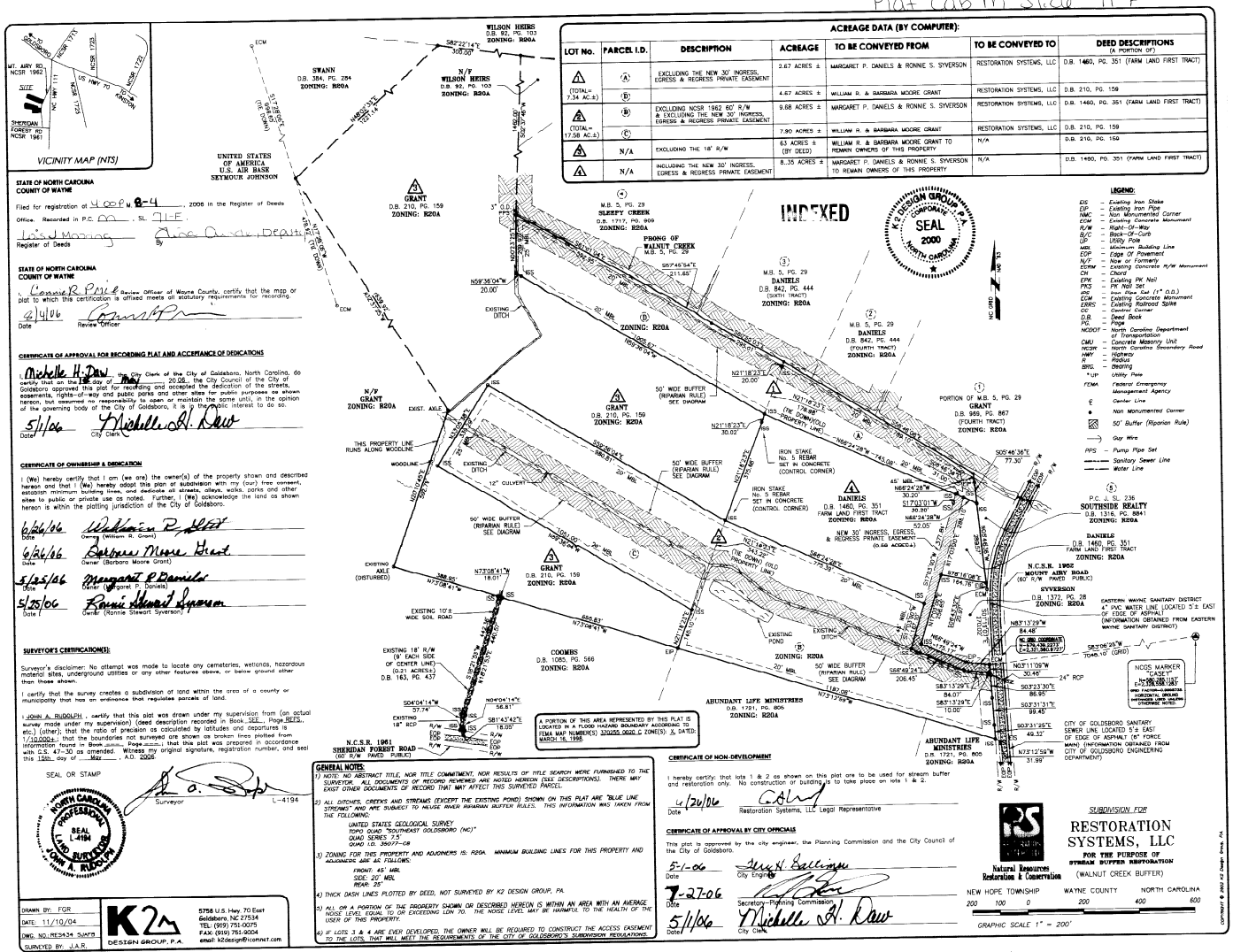
Plat Cab M Slide 71-F



ACREAGE DATA (BY COMPUTER):

LOT No.	PARCEL I.D.	DESCRIPTION	ACREAGE	TO BE CONVEYED FROM	TO BE CONVEYED TO	DEED DESCRIPTIONS (A PORTION OF)
1 (TOTAL= 7.34 AC.±)	A	EXCLUDING THE NEW 30' INGRESS, EGRESS & REGRESS PRIVATE EASEMENT	2.67 ACRES ±	MARGARET P. DANIELS & RONNIE S. SYVERSON	RESTORATION SYSTEMS, LLC	D.B. 1460, PG. 351 (FARM LAND FIRST TRACT)
	B		4.67 ACRES ±	WILLIAM R. & BARBARA MOORE GRANT	RESTORATION SYSTEMS, LLC	D.B. 210, PG. 159
2 (TOTAL= 17.58 AC.±)	B	EXCLUDING NCSR 1962 60' R/W & EXCLUDING THE NEW 30' INGRESS, EGRESS & REGRESS PRIVATE EASEMENT	9.68 ACRES ±	MARGARET P. DANIELS & RONNIE S. SYVERSON	RESTORATION SYSTEMS, LLC	D.B. 1460, PG. 351 (FARM LAND FIRST TRACT)
	C		7.90 ACRES ±	WILLIAM R. & BARBARA MOORE GRANT	RESTORATION SYSTEMS, LLC	D.B. 210, PG. 159
3	N/A	EXCLUDING THE 18' R/W	63 ACRES ± (BY DEED)	WILLIAM R. & BARBARA MOORE GRANT TO REMAIN OWNERS OF THIS PROPERTY	N/A	D.B. 210, PG. 159
4	N/A	INCLUDING THE NEW 30' INGRESS, EGRESS & REGRESS PRIVATE EASEMENT	8.35 ACRES ±	MARGARET P. DANIELS & RONNIE S. SYVERSON TO REMAIN OWNERS OF THIS PROPERTY	N/A	D.B. 1460, PG. 351 (FARM LAND FIRST TRACT)

LEGEND:

EIS — Existing Iron Stake
EIP — Existing Iron Pipe
NMC — Non Monumented Corner
ECM — Existing Concrete Monument
R/W — Right-Of-Way
B/C — Back-Of-Curb
UP — Utility Pole
MBL — Minimum Building Line
EOP — Edge Of Pavement
N/F — Now or Formerly
ECPM — Existing Concrete R/W Monument
CH — Chord
EPK — Existing PK Nail
PKS — PK Nail Set
IPS — Iron Pipe Set (1" O.D.)
ECM — Existing Concrete Monument
ERRS — Existing Railroad Spike
CC — Control Corner
D.B. — Deed Book
PG. — Page
NCDOT — North Carolina Department of Transportation
CMU — Concrete Masonry Unit
NCSR — North Carolina Secondary Road
HWY — Highway
R — Radius
BRG. — Bearing
*UP — Utility Poles
FEMA — Federal Emergency Management Agency
℄ — Center Line
● — Non Monumented Corner
50' Buffer (Riparian Rule)
Guy Wire
PPS — Pump Pipe Set
Sanitary Sewer Line
Water Line

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

Filed for registration at 4:00 P.M. 8-4, 2006 in the Register of Deeds Office. Recorded in P.C. M, SL. 71-F.

Lisa Moorring
Register of Deeds By Alice Quinn, Deputy

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

I, Connie R. Pike, Review Officer of Wayne County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

6/4/06
Date Review Officer

CERTIFICATE OF APPROVAL FOR RECORDING PLAT AND ACCEPTANCE OF DEDICATIONS

Michelle H. Daw, the City Clerk of the City of Goldsboro, North Carolina, do certify that on the 18 day of May 20 06, the City Council of the City of Goldsboro approved this plat for recording and accepted the dedication of the streets, easements, rights-of-way and public parks and other sites for public purposes as shown hereon, but assumed no responsibility to open or maintain the same until, in the opinion of the governing body of the City of Goldsboro, it is in the public interest to do so.

5/18/06
Date City Clerk

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all streets, alleys, walks, parks and other sites to public or private use as noted. Further, I (We) acknowledge the land as shown hereon is within the platting jurisdiction of the City of Goldsboro.

6/26/06 — Owner (William R. Grant)
6/26/06 — Owner (Barbara Moore Grant)
5/25/06 — Owner (Margaret P. Daniels)
5/25/06 — Owner (Ronnie Stewart Syverson)

SURVEYOR'S CERTIFICATION(S):

Surveyor's disclaimer: No attempt was made to locate any cemeteries, wetlands, hazardous material sites, underground utilities or any other features above, or below ground other than those shown.

I certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I JOHN A. RUDOLPH, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book SEE, Page SEE'S, etc.) (other); that the ratio of precision as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ____, Page ____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 18th day of May, A.D. 2006.

SEAL OR STAMP — NORTH CAROLINA PROFESSIONAL SEAL L-4194 LAND SURVEYOR JOHN A. RUDOLPH

Surveyor L-4194

GENERAL NOTES:

1) NOTE: NO ABSTRACT TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON (OLD DESCRIPTIONS). THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) ALL DITCHES, CREEKS AND STREAMS (EXCEPT THE EXISTING POND) SHOWN ON THIS PLAT ARE "BLUE LINE STREAMS" AND ARE SUBJECT TO WAVER RIVER RIPARIAN BUFFER RULES. THIS INFORMATION WAS TAKEN FROM THE FOLLOWING:
UNITED STATES GEOLOGICAL SURVEY
TOPO QUAD "SOUTHEAST GOLDSBORO (NC)"
QUAD SERIES 7.5'
QUAD I.D. 35077-G8

3) ZONING FOR THIS PROPERTY AND ADJOINERS IS: R20A. MINIMUM BUILDING LINES FOR THIS PROPERTY AND ADJOINERS ARE AS FOLLOWS:
FRONT: 45' MBL
SIDE: 20' MBL
REAR: 25'

4) THICK DASH LINES PLOTTED BY DEED, NOT SURVEYED BY K2 DESIGN GROUP, PA.

5) ALL OR A PORTION OF THE PROPERTY SHOWN OR DESCRIBED HEREON IS WITHIN AN AREA WITH AN AVERAGE NOISE LEVEL EQUAL TO OR EXCEEDING LDN 70. THE NOISE LEVEL MAY BE HARMFUL TO THE HEALTH OF THE USER OF THIS PROPERTY.

6) 1' LOTS 3 & 4 ARE EVER DEVELOPED, THE OWNER WILL BE REQUIRED TO CONSTRUCT THE ACCESS EASEMENT TO THE LOTS, THAT WILL MEET THE REQUIREMENTS OF THE CITY OF GOLDSBORO'S SUBDIVISION REGULATIONS.

CERTIFICATE OF NON-DEVELOPMENT

I hereby certify: that lots 1 & 2 as shown on this plat are to be used for stream buffer and restoration only. No construction or building is to take place on lots 1 & 2.

4/20/06
Date Restoration Systems, LLC Legal Representative

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

This plat is approved by the city engineer, the Planning Commission and the City Council of the City of Goldsboro.

5-1-06
Date City Engineer

7-27-06
Date Secretary-Planning Commission

5/18/06
Date City Clerk

DRAWN BY: FGR
DATE: 11/10/04
DWG. NO.: RES434 SURV
SURVEYED BY: J.A.R.

K2 DESIGN GROUP, P.A.
5758 U.S. Hwy. 70 East
Goldsboro, NC 27534
TEL: (919) 751-0075
FAX: (919) 751-9004
email: k2design@ncmail.net

$21.00